



Adding Flexibility to Fairfax County's Public Facilities Manual (PFM)

Update to the Development Process Committee on
January 30, 2018

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[PFM Flexibility Project Website](#)

Today's Presentation

Overview of the PFM Flexibility Project:

- Methods of engagement.
- Five identified themes.
- Recommendations.
- A projected schedule.

Today's Presentation

Request from the Development Process Committee (DPC):

- Does the DPC support moving forward:
 - The PFM Flexibility Project's five identified themes.
 - The subsequent theme recommendations.
 - The projected schedule.

What is the PFM?

- A guidelines document establishing engineering design & construction expectations for public interests.
- In 1973, the Board adopted the PFM to introduce new drainage criteria, offer guidelines for the preparation of plans, & outline the process to review site design plans.
- The PFM has 13 chapters.
 - Chapter 4, Geotechnical Guidelines, is the most recently amended as of November 2016.
 - Chapter 6, Storm Drainage, has garnered the most attention.

Why Are We Updating the PFM?

- This PFM Flexibility Project is a Fairfax First initiative to address:
 - ✓ Changing nature of development.
 - ✓ More redevelopment/infill development.
 - ✓ New technology.
 - ✓ More environmental regulations.
- To align with Goal Three—Improve speed, consistency, and predictability of the land development review process.

How is the PFM being updated?

- Committees assess the existing state, and participate in developing a future state.
- A consultant was hired to perform a gap analysis to determine how to get to the future state from the existing state of the PFM.
- The PFM was fully annotated by chapter-specific teams of subject-matter experts from the county.
 - These teams will prioritize the annotations in coordination with the core team and stakeholder input.

Steps to Align PFM with Fairfax First

→ Existing State:

- Municipal Survey, Internal & External Stakeholder Input, Workshop #1.

→ Future State:

- Internal & External Stakeholder Input, Workshop #2, Annotated PFM chapters, Establish Themes.

→ Roadmap to the Future State:

- Comparison of Existing and Future States, Develop Recommendations, Identify Priorities.

Stakeholder Engagement Process – County

Information for the Existing & Future State Comes from:

- County Advisory Committees: Technical, Policy, Innovative, Steering.
- Additional County Outreach: Land Use Aides, Site Development & Inspection Division Inspectors & Tech Forum, Building Division, Customer & Technical Support Center, Fairfax First Blog.

Stakeholder Engagement Process – Industry

Information for the Existing & Future State Comes from:

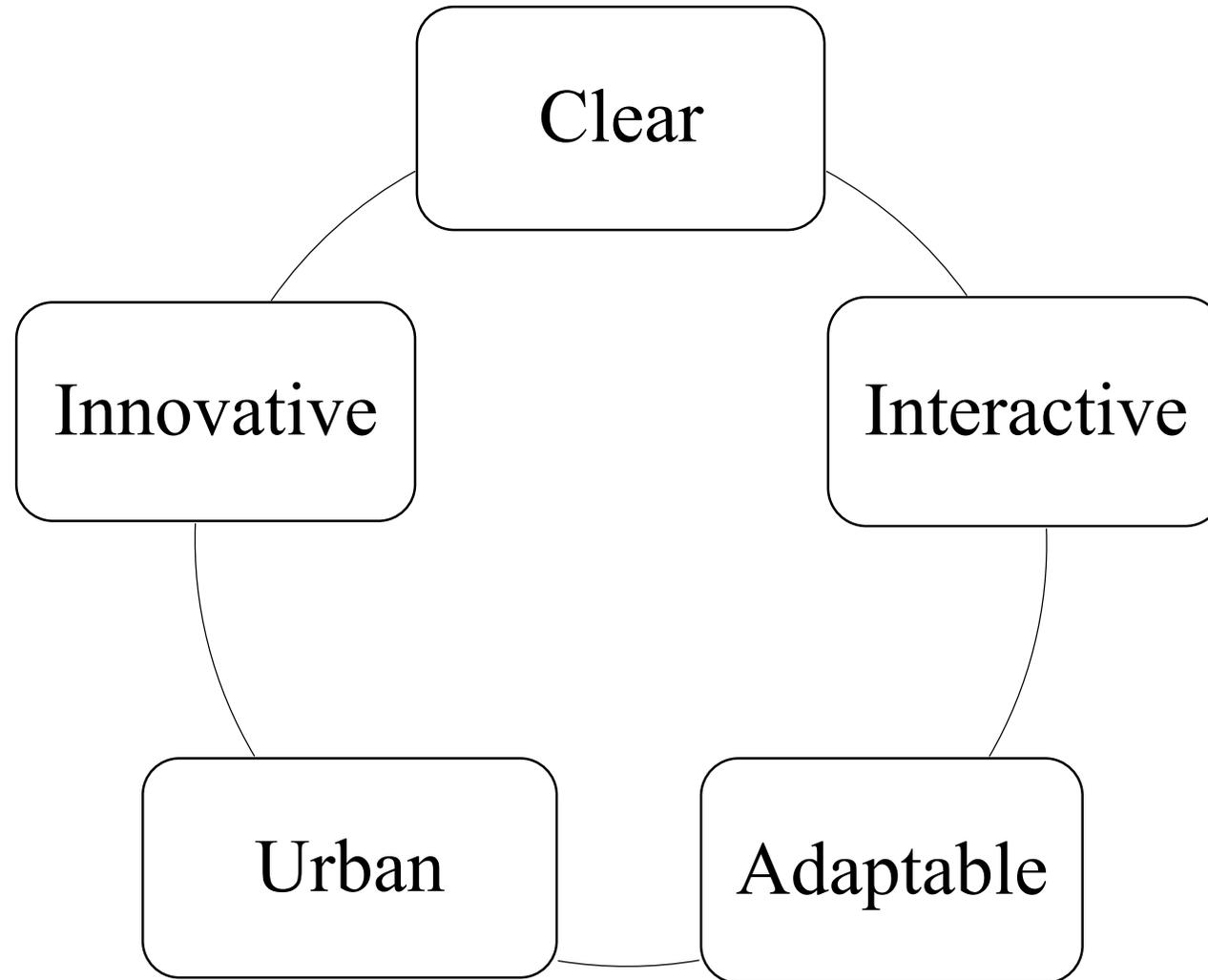
- External Stakeholder Committee: Industry representatives.
- Industry Partners: Engineering Standard Review Committee (ESRC), Northern Virginia Building Industry Association/NAIOP, Engineers & Surveyors Institute.

Stakeholder Engagement Process – Citizens

Information for the Existing & Future State Comes from:

- Public Outreach:
 - Current PFM website:
 - A feedback form, meeting minutes, PowerPoint.
 - zMOD Citizen Advisory Group & future public hearings.
 - Future PFM Flex Project website (coming soon).
 - Municipal survey sent to ten municipalities.

Findings: Five Major Themes



Clear: Theme 1

Easy to perceive, understand, or interpret; leaving no doubt; obvious or unambiguous.

Recommendations:

- Add tables/diagrams to simplify complex information.
- Add indented outline formatting.
- Remove the index.
- Remove outdated text, redundancies, provisions, & plates.

Interactive: Theme 2

Influencing each other, involving the actions or input of a user; user-friendly.

Recommendations:

- Add applicability section; update foreword/introduction.
- Update definitions & move into first section.
- Add internal & external hyperlinks.
- Incorporate information by reference to other codes as the source of regulation (Zoning Ordinance, Subdivision Ordinance, etc.).

Adaptable: Theme 3

Able to adjust to new conditions; able to be modified for a new use or purpose; capable of being or becoming adapted.

Recommendations:

- Minimize mandatory requirements by changing “shall” to “should,” where appropriate.
- Allow LDS Director to add to or update non-technical provisions & plates that don’t require legislative action.
- Expand use of alternatives to design standards.

Urban: Theme 4

Creating a unified county approach to developing urban districts and areas.

Recommendations:

- Eliminate the need for Service Drive Waivers in areas where design guidelines do not call for them.
- Update the PFM to align with Virginia Department of Transportation (VDOT) standards.
- Consistency between VDOT Road Design Manual & PFM.

Innovative: Theme 5

Incorporating standards that reflect developing technology; unifying agendas with the Zoning Ordinance and Comprehensive Plan.

Recommendations:

- Allow for innovative practices.
- Allow the use of emerging technology to address specific challenges in land development.
- Expand the use of urban standards & practices, & be consistent with the Board endorsed guidelines in Commercial Revitalization Areas.

Next Steps & Schedule

Roadmap to the Future State:

- Completion of gap analysis & roadmap by Greeley & Hansen consultant in January 2018.

Amendment Development Process:

- Prioritize recommendations & prepare prioritization schedule.

Estimated completion of Prioritizations:

- End of 2nd Quarter 2018.

Next Steps & Schedule

Amendment Vetting Process:

- Stakeholder & ESRC review & revision to finalize amendments; estimated completion end of 3rd Quarter 2018.

Public Hearing Process:

- Public hearings in front of the Planning Commission & Board of Supervisors over a 3-6 month process following the required amendment vetting.

Outreach Actions to Date

- Actively engaged stakeholder committees – 27 meetings to date.
- Hired Greeley & Hansen consultant to perform a gap analysis.
- Conducted a municipal survey with ten municipalities as a benchmarking effort.
- Developed a feedback form accessible via the PFM website.
- Received extensive feedback from county staff & industry groups.

These methods of engagement resulted in five themes & subsequent recommendations.

Direction Needed from the DPC

Does the DPC support moving forward with the five identified themes, their subsequent recommendations, & the projected schedule?

- Identified Themes:
 - Clear, interactive, adaptable, urban, innovative.
- Projected Schedule:
 - Roadmap to the future state Jan. 2018, amendment development process, amendment vetting process, public hearing process.

Questions?

Contact:

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Access the PFM Website:

<https://www.fairfaxcounty.gov/landdevelopment/public-facilities-manual>

Background Information

- The following slides are included as background information supplemental to the presentation.

Feedback Form

Accessible on the current PFM website & the future PFM Flex Project website.

Public Facilities Manual (PFM) Feedback Form

The purpose of this feedback form is to identify difficult spots in the current PFM to better incorporate flexibility and clarity.

What are your primary difficulties working with the current PFM? (List difficulties in the spaces offered below. Be specific about PFM chapter, where possible.)

1.
2.
3.
4.
5.
6.

If given a magic wand that could fix any one difficulty in the PFM in an instant, what would that one difficulty be? Do you have any suggestion for how to fix that difficulty?

1.

In case there are any questions regarding this feedback, please consider providing a name, job title, and contact information below.

Name:
Job Title:
Contact Information:

External Stakeholder Committee

- Elizabeth Baker (Walsh/Colucci)
- Chris Butkus (H2 Land)
- Paul Johnson (NVBIA/ESRC)
- Clayton Tock (Urban Engineering)
- Jim Scanlon (BC Consultants)
- John Levtov (Christopher Consultants)
- Chris Champagne (VIKA)
- Wayne Klotz (I95BMM)
- Michael O'Shaughnessy (Bohler)
- John Matusik (CDCD)
- Mark Liberati (ESRC/Pennoni)
- Keith Sinclair (ESRC/AMT Engineering)

Steering Committee

- David Stoner (OCA)
- Tracy Strunk (Zoning)
- Bel Pachhai (MSMD)
- Malak Bahrami (MSMD)
- Bruce McGranahan (SDID)
- Shahab Baig (SDID)
- Dipmani Kumar (SWPD)
- Joanne Fiebe (OCR)
- Jeff Blackford (ESI)
- John Matusik (CDCD)

Policy Advisory Committee

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- Lorrie Kirst (DPZ-ZAD)
- Jan Leavitt (CDCD)
- John Friedman (CDCD)
- Sandra O'Connell (DPZ-ZAD)
- John Matusik (CDCD)

Innovation Committee

- Jeff Hermann (FCDOT)
- Ariel Yang (FCDOT)
- Jan Leavitt (CDCD)
- Bruce McGranahan (SDID)
- Keith Cline (UFMD)
- Lana Tran (WWCD)
- Joanne Fiebe (OCR)
- John Matusik (CDCD)

Technical Advisory Committee (TAC)

Chapter 1

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- Ken Williams (CTSC)
- Lorrie Kirst (DPZ-ZAD)
- Danielle Badra (CDCD)

Chapter 2

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- Daun Klarevas (SDID)
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- Lorrie Kirst (DPZ-ZAD)
- Val Tucker (MSMD)
- Ken Williams (CTSC)
- Laura O’Leary (DPZ-ZED)

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- Bijan Sistani (SDID)
- Dan Schwartz (NVSWCD)
- Kevin Nelson (VDOT)

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- Crystal Hamrick (CTSC)

Chapter 6

- Camylyn Lewis – Lead (SDID SWM)
- Matthew Hansen (SDID SWM)
- Val Tucker (MSMD)
- Kevin Nelson (VDOT)
- Dipmani Kumar (SWPD)
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- Skip Raynor (SDID)
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- Lorrie Kirst (DPZ-ZAD)

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- Durga Kharel – Lead (SDID)
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- Joanne Fiebe (OCR)
- Jeff Hermann (FCDOT)
- Kevin Nelson (VDOT)
- Shaukat Faheem (MSMD)
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Chapter 9

- Ross Stilling (FWA)
- Chief John Walser (FMO)

Chapter 10

- Lana Tran – Lead (WWCD)
- Asghar Pariroo (WWCD)
- Pamela Gratton (SWM)
- John Botts (WWM)
- Robert White (WWM)

- Mike Gallo (CAP)

Chapter 11

- Skip Raynor – Lead (SDID)
- Ken Williams (CTSC)
- Dan Schwartz (NVSWCD)
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Chapter 12

- Keith Cline – Lead (UFMD)
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- Craig Herwig (SWPD)
- Lorrie Kirst (DPZ-ZAD)
- Joanne Fiebe (OCR)

Chapter 13

- Lorrie Kirst (DPZ-ZAD)
- Ken Williams (CTSC)
- Danielle Badra (CDCD)

Index

- Laura O’Leary (DPZ-ZED)
- Daun Klarevas (SDID)